



PANATTONI PARK KARLOVY VARY



KARLOVY VARY

D6

EXIT

PARK ENTRANCE

AVAILABLE SPACE



MAIN TRAIN TERMINAL

Bus stop



Bus stop



Bus stop



Karlovy Vary City (4 km, 7 min)
Germany (58 km, 50 min)



Prague (115 km, 90 min)

- Park Karlovy Vary offers more than 23,000 sq m of potential development space suitable for logistics and production activities
- Located in Karlovy Vary, regional city with 49,000 residents
- Excellent and easy access to motorway D6 connecting Czech Republic and Germany
- Strategic location close to all important cities of the region: Karlovy Vary, Sokolov, Cheb
- Labor force availability from Karlovy Vary city
- The superior access to the large power supply

PANATTONI PARK KARLOVY VARY

GREAT ACCESSIBILITY FROM D6 HIGHWAY

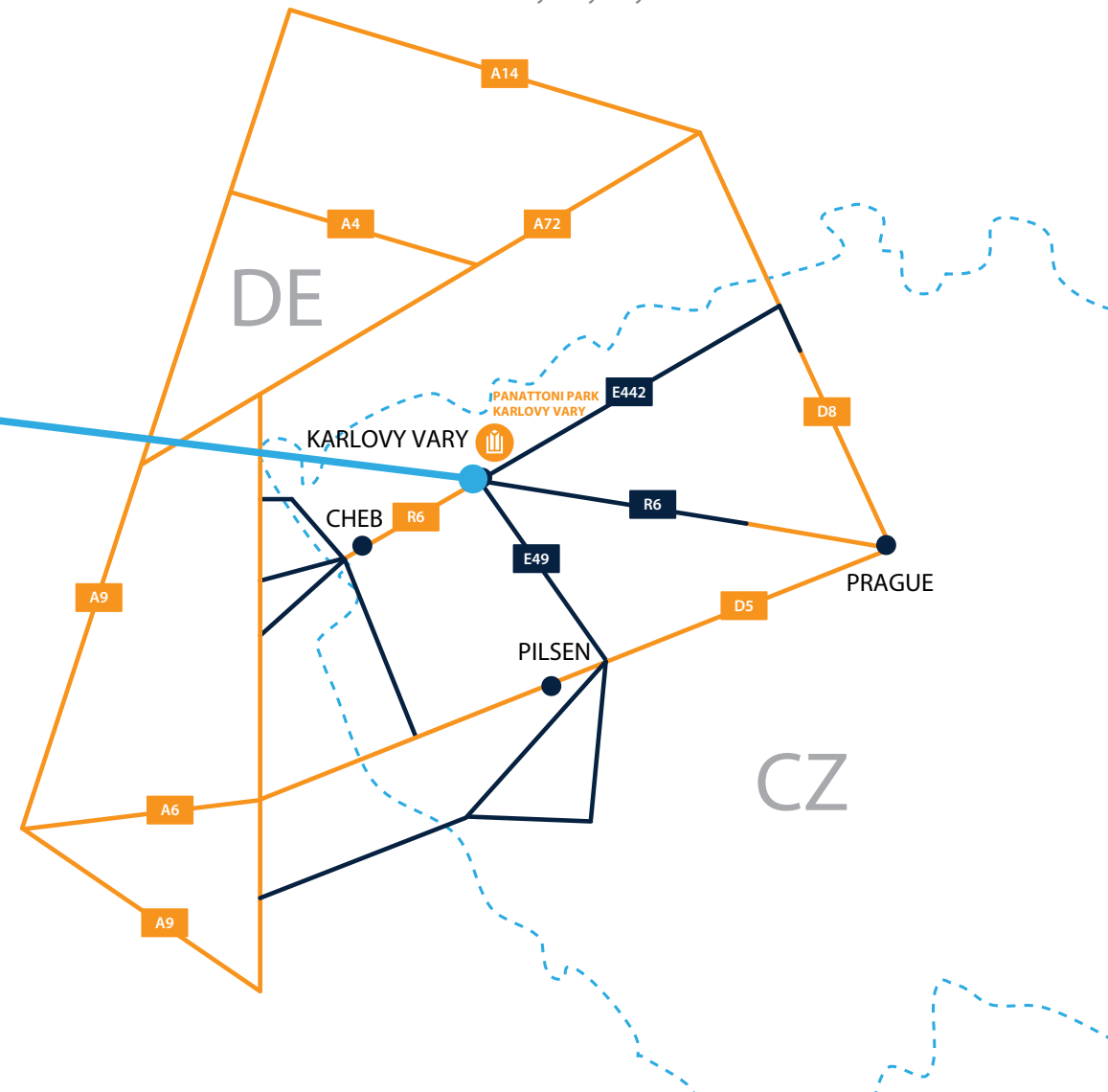


Key distances

- D6 highway 1.5 km / 4 min
- Germany 58 km / 50 min
- Pilsen 78 km / 70 min
- Prague 115 km / 90 min

Public transportation

- Bus stop reachable within short walking distance
- Karlovy Vary train terminal 2 km
- Karlovy Vary City Centre 4 km



PANATTONI PARK KARLOVY VARY

STANDARD TECHNICAL SPECIFICATION



SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sq m for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25,000 sq m of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

PANATTONI PARK KARLOVY VARY

DEVELOPMENT CONCEPT



TOTAL BUILT-UP AREA 23,500 sq m

Building 23,500 sq m

Car parking places 145
Trucks 7
Docks 56
Drive-ins 4

SUSTAINABILITY TRENDS

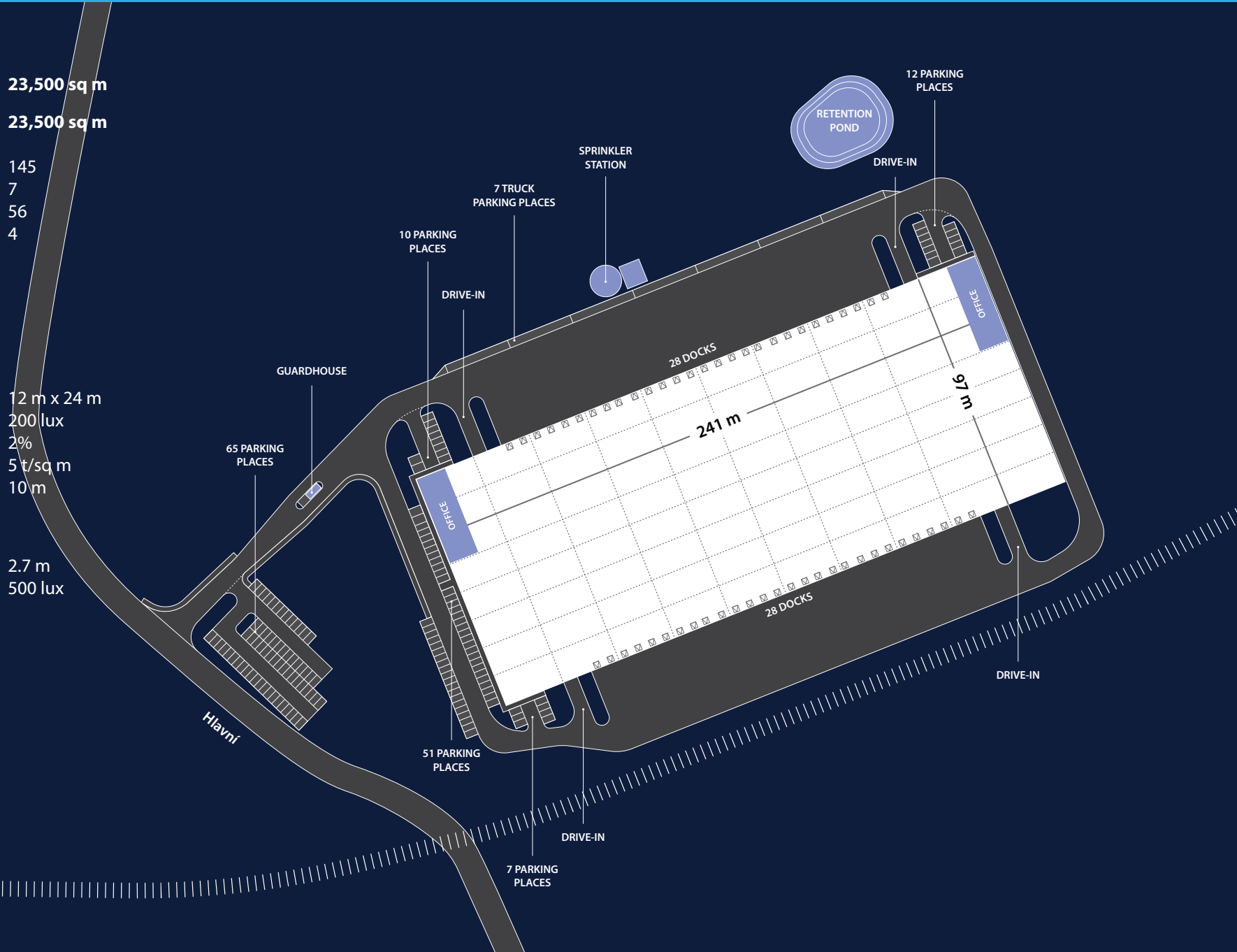
LED lighting
BREEAM Very Good certified

WAREHOUSE

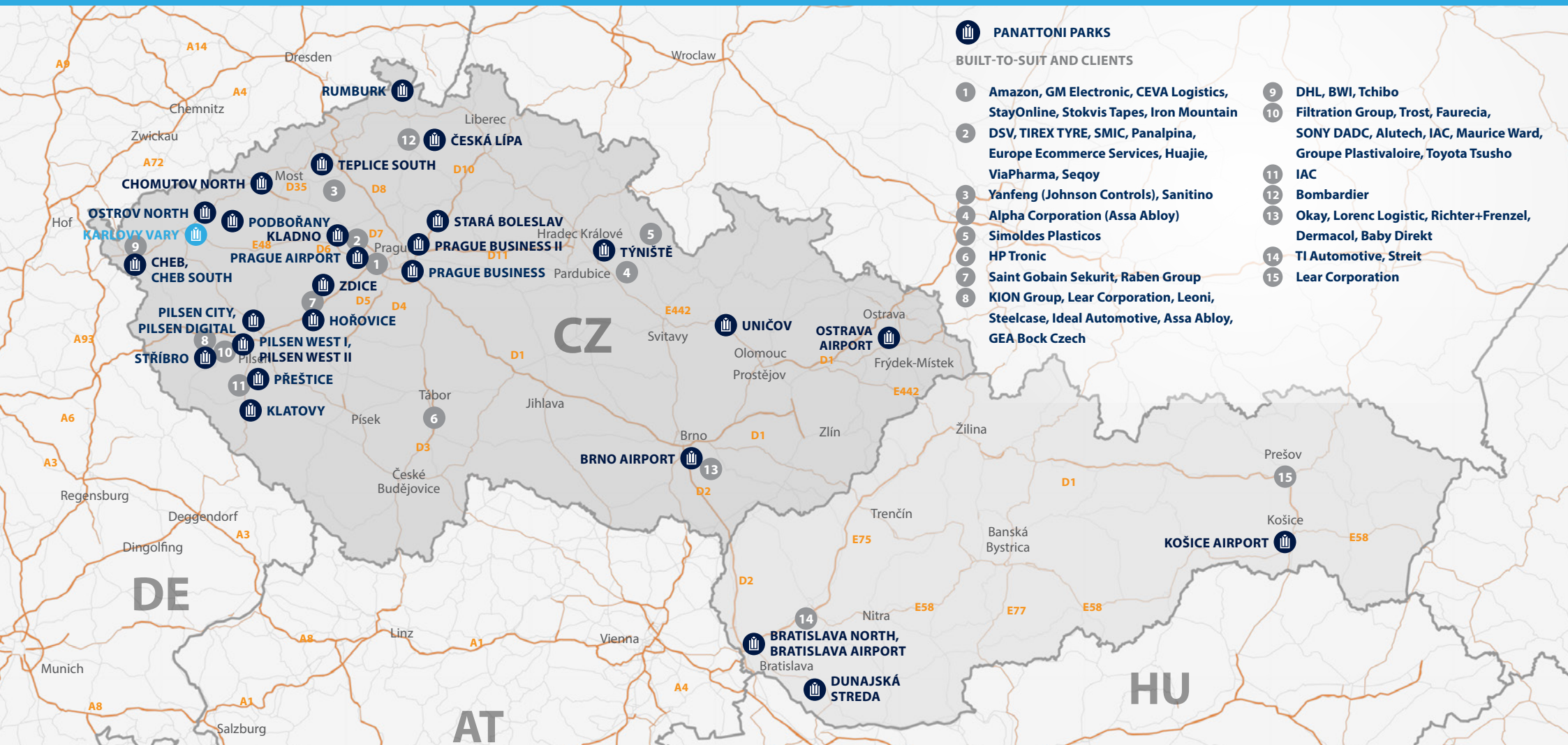
Column grid 12 m x 24 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m
Clear height 10 m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Build-to-suit



PANATTONI PARK KARLOVY VARY



PANATTONI PARKS

BUILT-TO-SUIT AND CLIENTS

- 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain
- 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy
- 3 Yanfeng (Johnson Controls), Sanitino
- 4 Alpha Corporation (Assa Abloy)
- 5 Simoldes Plasticos
- 6 HP Tronic
- 7 Saint Gobain Sekurit, Raben Group
- 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech
- 9 DHL, BWI, Tchibo
- 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho
- 11 IAC
- 12 Bombardier
- 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt
- 14 TI Automotive, Streit
- 15 Lear Corporation



Panattoni Worldwide International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

CZECH REPUBLIC

Panattoni

Šporkovský palác, V Celnici 1034/6
110 00 Prague 1
Czech Republic

czinfo@panattoni.com
www.panattoni.cz
www.panattonieurope.com/cz

SLOVAKIA

Panattoni

Eurovea Central 1, Pribinova 4
811 09 Bratislava
Slovakia

skinfo@panattoni.com
www.panattoni.com
www.panattonieurope.com/sk